



DEPARTMENT OF NEIGHBORHOOD DEVELOPMENT CHARLOTTE GOLAR RICHIE, CHIEF AND DIRECTOR

# Boston Housing Summary

## Median Sales Price<sup>1</sup>

FY2005 (July 2004 to June 2005)	\$390,000
FY2006 (July 2005 to June 2006)	\$390,000
Change	0%

## Volume of Housing Sales<sup>1</sup>

FY2005	11,195
FY2006	10,351
Change	-7.5%

## Median Advertised Rents<sup>2</sup>

FY2005	\$1,500
FY2006	\$1,600
Change	6.7%

## Number of Rentals Advertised<sup>2</sup>

FY2005	5,404
FY2006	3,454
Change	-36.1%

## Foreclosure Deeds<sup>3</sup>

FY2005	41
FY2006	125
Change	204.9%

## Abandoned Residential Buildings<sup>4</sup>

2005	188
2006 (Preliminary)	188
Change	0%

<sup>1</sup>One- to three-family homes and condominiums with a purchase price greater than \$25,000. Data Source: The Warren Group.

<sup>2</sup>One- to three-bedroom apartment listings without utilities or parking, as advertised in The Boston Globe on the first Sunday of each month.

<sup>3</sup>Foreclosure deeds as listed on-line at the Suffolk County Registry of Deeds for one- to three-unit properties.

<sup>4</sup>The 2006 abandoned building survey fieldwork has been completed, but further research may reduce this number. For information on this survey, see [www.cityofboston.gov/dnd/U4\\_Abandoned\\_Buildings\\_Information.asp](http://www.cityofboston.gov/dnd/U4_Abandoned_Buildings_Information.asp).

<sup>5</sup>"Neighborhood" refers to Boston Redevelopment Authority defined Planning Districts. See map on page 6.

# Real Estate Trends FY2006

CITY OF BOSTON/THOMAS M. MENINO, MAYOR

**Sales Citywide** The median sales price remained unchanged from FY2005 (July 2004 to June 2005) to FY2006 (July 2005 to June 2006). Prices have not been this flat since the FY1994 to FY1995 period. In such a market it is difficult to determine trends. A closer look at the quarterly data (Chart 1) fails to give much additional insight, as median prices are also relatively unchanged when comparing the 2<sup>nd</sup> quarter of 2005 with the 2<sup>nd</sup> quarter of 2006, as condominium prices fell 0.3% (from \$359,950 to \$359,000) and three-family prices fell 1.9% (from \$540,000 to \$530,000). Single-family home prices remained unchanged at \$390,000 and two-family homes increased a meager 1% from \$485,000 to \$490,000.

Sales volume decreased 7.5% from FY2005 to FY2006, but with 10,351 sales, sales volume remained in record territory, exceeding FY2004 sales by 12.7% (9,185). Looking at quarterly data (Table 1), there was a more dramatic decrease of 14.5% from the 2<sup>nd</sup> Quarter of 2005 to the 2<sup>nd</sup> Quarter of 2006.

**Sales by Property Type** With 68% of residential sales, condominiums drive Boston's real estate market. The 0.7% drop in condominium prices is reflected in the 0% change in the overall market, as median prices increased in the other three segments. There was a 0.8% increase for single-family homes, a 3.7% increase for two-family homes, and a 2.9% increase for three-family homes.

The number of sales fell for every property type, with 19.5% fewer three-family home sales in FY2006 than in FY2005. This is indicative of a reduced interest in such properties, both for use as condominium conversions, or for investor speculation. Single-family homes (-9.7%), two-family homes (-3.3%) and condominiums (-5.9%) experienced smaller drops in sales volumes.

**Sales by Neighborhood<sup>5</sup>** The Central neighborhood (containing the Downtown, Chinatown, Bay Village, West End, North End and Waterfront areas) continues to have the highest median sales price of the neighborhoods, at \$557,000 (a 1.6% drop from FY2005). This market is dominated by the sale of high-end condominiums. With sales concentrated in mid-priced, smaller condominiums, Fenway/Kenmore (\$305,750) and Allston/Brighton (\$327,000) continue to have the lowest median sales prices.

Mattapan had the highest increase in median sales price (14.5%), reflecting a shift in the market from condominiums and single-family homes to higher value two-family homes.

*Real Estate Trends* is published by the Policy Development & Research Division of the City of Boston Department of Neighborhood Development. Contact Larry Braman at (617) 635-0204 or [lbraman.dnd@cityofboston.gov](mailto:lbraman.dnd@cityofboston.gov) for more information.

# Real Estate Trends FY2006

**Sales by Neighborhood** (continued) East Boston had the biggest drop in median sales prices (-17.5%). This can be attributed to a large increase in the number of condominiums (292.9% increase) in developments such as Porter 156 and Carlton Wharf, at prices below that of the three-family homes that have normally dominate the East Boston market.

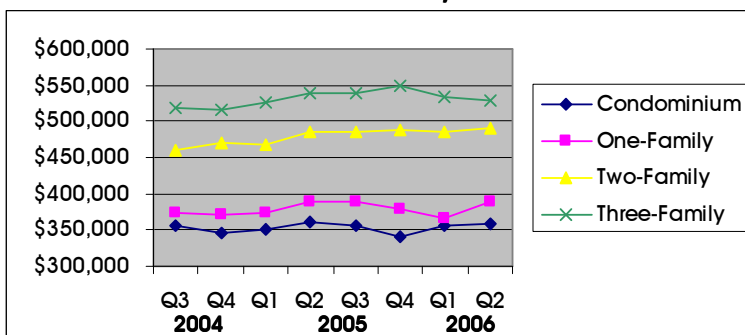
In the single-family market, Back Bay/Beacon Hill led in both the highest median price (\$2,085,176) and the highest increase in prices (15.8%). The high-end markets of Charlestown and the South End also saw double-digit price increases (up 15.6% and 12.2% respectively). Roxbury experienced the greatest reduction in prices (-6.1%) and had the lowest median price (\$315,000). Roslindale (-0.4%) and West Roxbury (-1.2%) also experienced decreases in median price. The volume of sales fell in ten of the 15 neighborhoods, with South Boston experiencing the greatest drop (-29.7%). Back Bay/Beacon Hill had the largest increase in single-family sales volume (36.4%), closely followed by Central (33.3%).

Though the Central neighborhood experienced a 0.8% decrease in its condominium median sales price, to \$555,250, it continues to have the highest median price among the neighborhoods. Condominium prices also fell in the South End (-3%), Roslindale (-2.1%) and Mattapan (-1.1%). Mattapan also retains its traditional position as the cheapest neighborhood for condominiums (\$234,000). East Boston had the largest increase in prices (24.8%) and condominium sales volume (up 292.9%), again due to the construction of new, large condominium projects. The median condominium price fell the most (-3%) in the South End, accompanied by a 26.6% decrease in sales volume. A large number of new units came on the market during FY2005, with fewer new projects started or completed in the South End during FY2006.

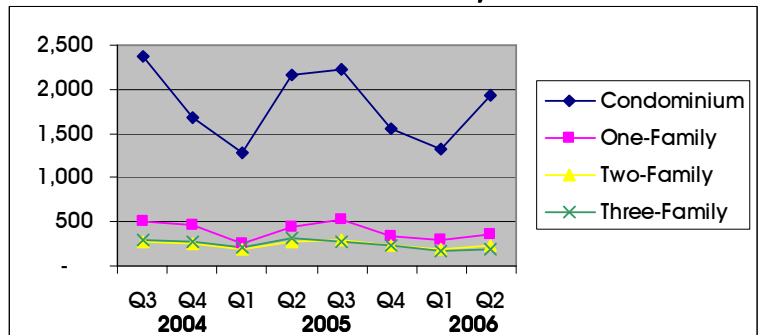
The South End had the highest two-family median price (\$1,525,000) and the highest annual price increase (16.1%). No neighborhood saw a fall in two-family prices, but Dorchester only experienced a 0.9% increase, to \$469,000. The change in volume varied widely across the city. Among the neighborhoods with a significant number of such properties, there was an increase of two-family home sales of 38.9% in Mattapan, and a decrease of 29.8% in Jamaica Plain.

Three-family median sales prices only decreased in Roslindale (-3.4%) and increased most in the South End (38%). Three-family prices continue to exceed \$500,000 in all the neighborhoods except East Boston (\$497,375). The South End was also the only neighborhood to experience an increase in the number of three-family home sales (30%).

**Chart 1: Median Price by Quarter**



**Chart 2: Sales Volume by Quarter**



**Table 1: Residential Median Sales Price and Sales Volume by Quarter and Type**

Year	Quarter	Median Condo	Volume Condo	Median 1-Fam	Volume 1-Fam	Median 2-Fam	Volume 2-Fam	Median 3-Fam	Volume 3-Fam	Median All	Volume All
2004	Q3	\$ 355,000	2,373	\$ 375,000	508	\$ 460,000	270	\$ 518,000	285	\$ 385,750	3,436
	Q4	\$ 345,000	1,677	\$ 370,000	456	\$ 469,500	248	\$ 515,000	273	\$ 386,725	2,654
2005	Q1	\$ 350,000	1,272	\$ 375,000	259	\$ 467,000	183	\$ 526,000	214	\$ 395,000	1,928
	Q2	\$ 359,950	2,172	\$ 390,000	431	\$ 485,000	265	\$ 540,000	309	\$ 399,000	3,177
	Q3	\$ 355,000	2,230	\$ 390,000	516	\$ 485,000	291	\$ 540,000	274	\$ 389,000	3,311
	Q4	\$ 339,450	1,558	\$ 379,200	340	\$ 488,000	221	\$ 550,000	226	\$ 385,000	2,345
2006	Q1	\$ 355,000	1,327	\$ 365,000	288	\$ 485,000	191	\$ 535,000	173	\$ 390,000	1,979
	Q2	\$ 359,000	1,939	\$ 390,000	349	\$ 490,000	231	\$ 530,000	197	\$ 397,550	2,716

# Real Estate Trends FY2006

**Table 2: Median Sales Price and Sales Volume by Neighborhood For All Residential Property<sup>1</sup>**

Neighborhood	FY2005 Median Price	FY2006 Median Price	% Change Median FY05 to FY06	FY2005 Sales Volume	FY2006 Sales Volume	% Change Volume FY05 to FY06
Allston/Brighton	\$ 300,000	\$ 327,000	9.0%	1,112	1,066	-4.1%
Back Bay/Beacon Hill	\$ 510,000	\$ 534,500	4.8%	936	851	-9.1%
Central	\$ 566,250	\$ 557,000	-1.6%	1,018	931	-8.5%
Charlestown	\$ 430,000	\$ 480,000	11.6%	722	505	-30.1%
Dorchester	\$ 360,000	\$ 372,750	3.5%	1,313	1,260	-4.0%
East Boston	\$ 400,000	\$ 329,900	-17.5%	421	657	56.1%
Fenway/Kenmore	\$ 302,000	\$ 305,750	1.2%	346	326	-5.8%
Hyde Park	\$ 343,000	\$ 359,825	4.9%	547	508	-7.1%
Jamaica Plain	\$ 361,310	\$ 357,000	-1.2%	686	619	-9.8%
Mattapan	\$ 340,000	\$ 389,450	14.5%	336	336	0.0%
Roslindale	\$ 340,000	\$ 340,000	0.0%	585	552	-5.6%
Roxbury	\$ 344,500	\$ 348,000	1.0%	608	617	1.5%
South Boston	\$ 369,000	\$ 374,750	1.6%	1,049	862	-17.8%
South End	\$ 539,000	\$ 522,800	-3.0%	981	734	-25.2%
West Roxbury	\$ 385,000	\$ 390,000	1.3%	535	527	-1.5%
<b>Citywide</b>	<b>\$ 390,000</b>	<b>\$ 390,000</b>	<b>0.0%</b>	<b>11,195</b>	<b>10,351</b>	<b>-7.5%</b>

<sup>1</sup>One- to three-family homes and condominiums with purchase price greater than \$25,000. Data Source: The Warren Group.

**Table 3: Median Sales Price and Sales Volume by Neighborhood For Single-Family Homes**

Neighborhood	FY2005 Median Price	FY2006 Median Price	% Change Median FY05 to FY06	FY2005 Sales Volume	FY2006 Sales Volume	% Change Volume FY05 to FY06
Allston/Brighton	\$ 452,500	\$ 458,000	1.2%	92	70	-23.9%
Back Bay/Beacon Hill	\$ 1,800,000	\$ 2,085,176	15.8%	22	30	36.4%
Central	**	**	**	3	4	**
Charlestown	\$ 559,000	\$ 646,000	15.6%	70	55	-21.4%
Dorchester	\$ 355,500	\$ 366,500	3.1%	215	202	-6.0%
East Boston	\$ 310,000	\$ 333,000	7.4%	57	58	1.8%
Fenway/Kenmore	**	**	**	9	2	**
Hyde Park	\$ 337,900	\$ 349,500	3.4%	309	274	-11.3%
Jamaica Plain	\$ 520,000	\$ 559,000	7.5%	97	77	-20.6%
Mattapan	\$ 305,500	\$ 329,500	7.9%	112	94	-16.1%
Roslindale	\$ 377,500	\$ 376,000	-0.4%	178	174	-2.2%
Roxbury	\$ 335,500	\$ 315,000	-6.1%	53	53	0.0%
South Boston	\$ 380,000	\$ 395,000	3.9%	101	71	-29.7%
South End	\$ 1,002,500	\$ 1,124,500	12.2%	28	28	0.0%
West Roxbury	\$ 425,000	\$ 420,000	-1.2%	308	301	-2.3%
<b>Citywide</b>	<b>\$ 379,000</b>	<b>\$ 382,000</b>	<b>0.8%</b>	<b>1,654</b>	<b>1,493</b>	<b>-9.7%</b>

\*\* Insufficient data (less than 10 records) for calculating median or percent change.



# Real Estate Trends FY2006

**Table 4: Median Sales Price and Sales Volume by Neighborhood For Condominiums**

Neighborhood	FY2005 Median Price	FY2006 Median Price	% Change Median FY05 to FY06	FY2005 Sales Volume	FY2006 Sales Volume	% Change Volume FY05 to FY06
Allston/Brighton	\$ 266,000	\$ 293,000	10.2%	857	845	-1.4%
Back Bay/Beacon Hill	\$ 496,000	\$ 510,000	2.8%	909	815	-10.3%
Central	\$ 560,000	\$ 555,250	-0.8%	1,004	922	-8.2%
Charlestown	\$ 409,950	\$ 449,900	9.7%	606	425	-29.9%
Dorchester	\$ 269,000	\$ 290,000	7.8%	538	567	5.4%
East Boston	\$ 216,250	\$ 269,900	24.8%	98	385	292.9%
Fenway/Kenmore	\$ 300,000	\$ 305,000	1.7%	337	324	-3.9%
Hyde Park	\$ 254,000	\$ 286,250	12.7%	103	112	8.7%
Jamaica Plain	\$ 319,500	\$ 326,475	2.2%	468	460	-1.7%
Mattapan	\$ 236,500	\$ 234,000	-1.1%	68	62	-8.8%
Roslindale	\$ 299,250	\$ 293,000	-2.1%	296	265	-10.5%
Roxbury	\$ 259,900	\$ 292,000	12.4%	279	329	17.9%
South Boston	\$ 342,500	\$ 355,000	3.6%	822	692	-15.8%
South End	\$ 525,000	\$ 509,000	-3.0%	925	679	-26.6%
West Roxbury	\$ 240,000	\$ 287,500	19.8%	184	172	-6.5%
<b>Citywide</b>	<b>\$ 353,000</b>	<b>\$ 350,500</b>	<b>-0.7%</b>	<b>7,494</b>	<b>7,054</b>	<b>-5.9%</b>

**Condominium Pricing** In the condominium market, examining the price paid per square foot of living space is useful to compare neighborhoods and to understand changes within neighborhoods.

Table 5 reveals that even though the Central neighborhood had the highest median sales price (\$555,250, from Table 4). Back Bay/Beacon Hill had the highest per square foot price, of \$682. Mattapan had the lowest per square foot price (\$208). Though prices increased in every neighborhood except Mattapan in FY04/05, the percent change in price weakened from FY04/FY05 to FY05/FY06 in every neighborhood except Hyde Park, where prices increased 9.4%.

The citywide drop in existing condominium sales prices can be attributed to the changing composition of the condominium market, as more expensive neighborhoods (Back Bay/Beacon Hill, Central and South End) dropped from 38% of the market in FY05 to 34% in FY06.

**Table 5: Median Sales Price Per Square Foot for Existing Condominiums<sup>1</sup>**

Neighborhood	Median \$/Sq Ft FY2004	Median \$/Sq Ft FY2005	Median \$/Sq Ft FY2006	Change, FY04 to FY05	Change, FY05 to FY06
Allston/Brighton	\$ 324	\$ 349	\$ 371	7.7%	6.3%
Back Bay/Beacon Hill	\$ 594	\$ 660	\$ 682	11.1%	3.3%
Central	\$ 497	\$ 575	\$ 587	15.7%	2.1%
Charlestown	\$ 426	\$ 457	\$ 468	7.3%	2.4%
Dorchester	\$ 223	\$ 246	\$ 258	10.3%	4.9%
East Boston	\$ 218	\$ 251	\$ 268	15.1%	6.8%
Fenway/Kenmore	\$ 438	\$ 484	\$ 519	10.5%	7.2%
Hyde Park	\$ 191	\$ 202	\$ 221	5.8%	9.4%
Jamaica Plain	\$ 306	\$ 327	\$ 341	6.9%	4.3%
Mattapan	\$ 226	\$ 222	\$ 208	-1.8%	-6.3%
Roslindale	\$ 234	\$ 266	\$ 263	13.7%	-1.1%
Roxbury	\$ 223	\$ 240	\$ 257	7.6%	7.1%
South Boston	\$ 344	\$ 392	\$ 400	14.0%	2.0%
South End	\$ 517	\$ 577	\$ 599	11.6%	3.8%
West Roxbury	\$ 264	\$ 283	\$ 299	7.2%	5.7%
<b>Citywide</b>	<b>\$ 402</b>	<b>\$ 440</b>	<b>\$ 438</b>	<b>9.5%</b>	<b>-0.5%</b>

<sup>1</sup>This data does not include newly constructed or converted condominiums. The square footage of a unit is obtained from the City of Boston Assessing Department. Upon construction or conversion, there is a time lag before square footage data is available through Assessing data.



# Real Estate Trends FY2006

**Table 6: Median Sales Price and Sales Volume by Neighborhood For Two-Family Homes**

Neighborhood	FY2005 Median Price	FY2006 Median Price	% Change Median FY05 to FY06	FY2005 Sales Volume	FY2006 Sales Volume	% Change Volume FY05 to FY06
Allston/Brighton	\$ 585,000	\$ 609,500	4.2%	117	110	-6.0%
Back Bay/Beacon Hill	**	**	**	3	5	**
Central	**	**	**	5	3	**
Charlestown	\$ 580,500	\$ 614,000	5.8%	24	17	-29.2%
Dorchester	\$ 465,000	\$ 469,000	0.9%	197	203	3.0%
East Boston	\$ 400,000	\$ 412,500	3.1%	93	66	-29.0%
Fenway/Kenmore	**	**	**	-	-	**
Hyde Park	\$ 469,900	\$ 479,000	1.9%	105	101	-3.8%
Jamaica Plain	\$ 575,000	\$ 598,000	4.0%	47	33	-29.8%
Mattapan	\$ 444,950	\$ 475,000	6.8%	72	100	38.9%
Roslindale	\$ 489,950	\$ 502,000	2.5%	78	82	5.1%
Roxbury	\$ 415,000	\$ 460,000	10.8%	121	115	-5.0%
South Boston	\$ 482,500	\$ 527,000	9.2%	46	34	-26.1%
South End	\$ 1,314,000	\$ 1,525,000	16.1%	18	14	-22.2%
West Roxbury	\$ 516,000	\$ 540,000	4.7%	40	51	27.5%
<b>Citywide</b>	<b>\$ 470,000</b>	<b>\$ 487,250</b>	<b>3.7%</b>	<b>966</b>	<b>934</b>	<b>-3.3%</b>

**Table 7: Median Sales Price and Sales Volume by Neighborhood For Three-Family Homes**

Neighborhood	FY2005 Median Price	FY2006 Median Price	% Change Median FY05 to FY06	FY2005 Sales Volume	FY2006 Sales Volume	% Change Volume FY05 to FY06
Allston/Brighton	\$ 695,000	\$ 747,000	7.5%	46	41	-10.9%
Back Bay/Beacon Hill	**	**	**	2	1	**
Central	**	**	**	6	2	**
Charlestown	\$ 703,000	**	**	22	8	**
Dorchester	\$ 525,000	\$ 530,000	1.0%	363	288	-20.7%
East Boston	\$ 479,000	\$ 497,375	3.8%	173	148	-14.5%
Fenway/Kenmore	**	**	**	-	-	**
Hyde Park	\$ 535,000	\$ 540,000	0.9%	30	21	-30.0%
Jamaica Plain	\$ 637,000	\$ 650,000	2.0%	74	49	-33.8%
Mattapan	\$ 495,000	\$ 539,050	8.9%	84	80	-4.8%
Roslindale	\$ 585,000	\$ 565,000	-3.4%	33	31	-6.1%
Roxbury	\$ 509,000	\$ 525,875	3.3%	155	120	-22.6%
South Boston	\$ 550,000	\$ 589,000	7.1%	80	65	-18.8%
South End	\$ 967,500	\$ 1,335,000	38.0%	10	13	30.0%
West Roxbury	**	**	**	3	3	**
<b>Citywide</b>	<b>\$ 525,000</b>	<b>\$ 540,000</b>	<b>2.9%</b>	<b>1,081</b>	<b>870</b>	<b>-19.5%</b>

\*\* Insufficient data (less than 10 records) for calculating median or percent change.



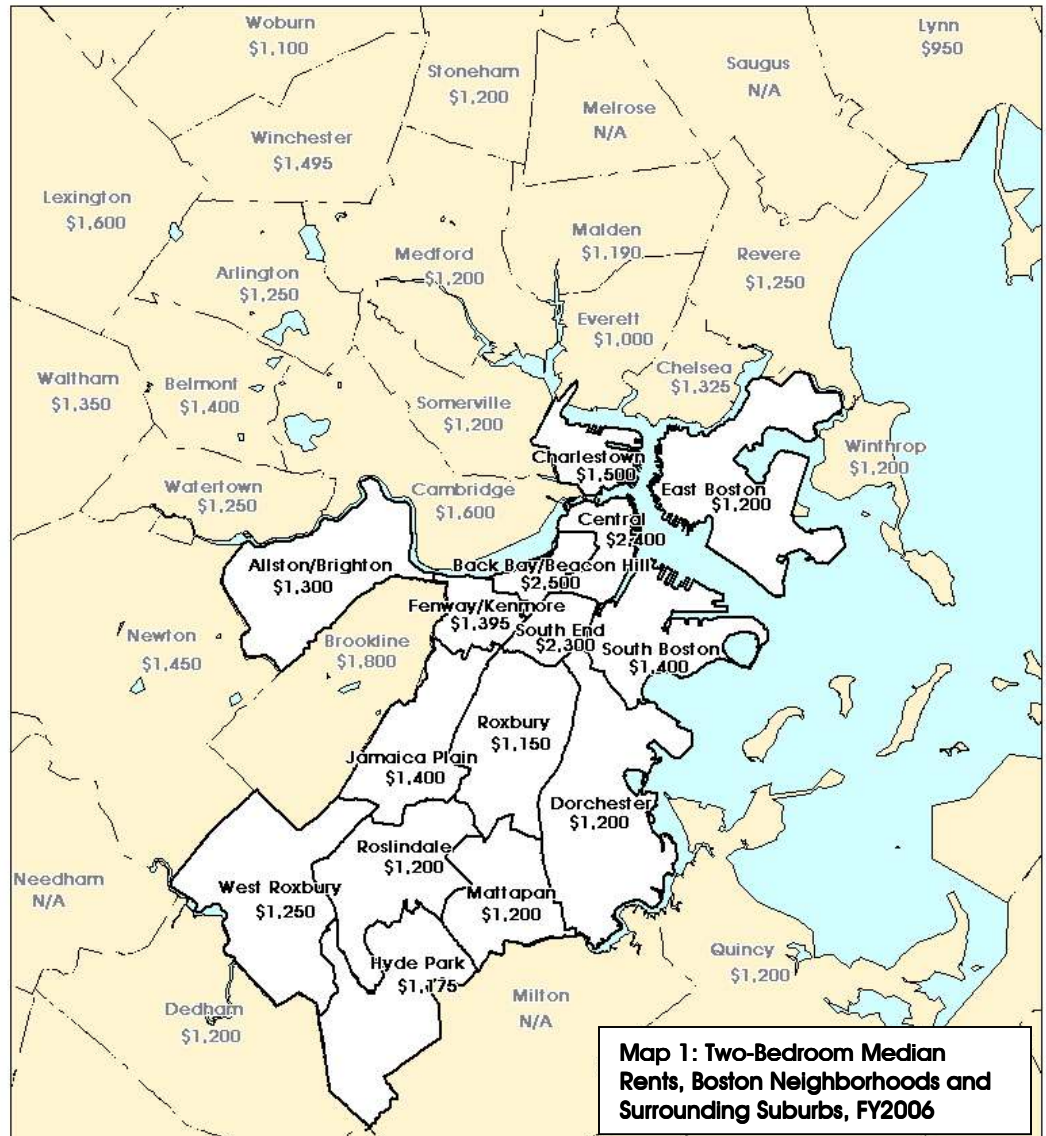
# Real Estate Trends FY2006

**Rents** Median asking rents for two-bedroom units fell 17.6% from FY01 to FY03. This was reversed in FY04 with a 7.1% increase to \$1,500, followed by a 6.7% increase in FY05 (to \$1,600) and a further 12.5% increase over the last year (FY06) to \$1,800. Some of this increase can be attributed to an increase in the proportion of listings that are central Boston luxury apartment listings.

The number of two-bedroom listings fell 37% from FY05 to FY06. This fall may be attributed to the increasing use of internet listing services as well as a tightening rental market. In a tightening market, small landlords located in outer neighborhoods are able to rent their units without newspaper ads. This trend is reflected in the data in Table 9, as listings in outer neighborhoods fell more rapidly than central neighborhoods. In the downtown neighborhoods (Back Bay/Beacon Hill, Fenway/Kenmore, Central and South End), listings fell 30%, compared to 46% for the remainder of Boston's neighborhoods.

A weighted average (see Table 8), removes some of the volatility created by the sample bias towards downtown neighborhoods and changes in the number of listings. From FY2001 to FY2006, rents remained in the \$1,450 to \$1,550 range, with a 4% increase from FY05 to FY06.

**Neighborhood Rents** Map 1 reveals two-bedroom rents for Boston's neighborhoods and its immediate suburbs. Back Bay/Beacon Hill has the highest rents (\$2,500), with the Central (\$2,400) and South End (\$2,300) neighborhoods following closely behind. Wellesley (\$1,900) and Brookline (\$1,800) had the highest suburban rents.



Map 1: Two-Bedroom Median Rents, Boston Neighborhoods and Surrounding Suburbs, FY2006

Of Boston's neighborhoods, Roxbury had the lowest median rent (\$1,150), but lower rents could be found in suburbs such as Everett (\$1,000) and Lynn (\$950).

Table 9 (next page) reveals the changes in two-bedroom rents in Boston's neighborhoods. Rents increased the most in the South End (21%), and dropped the most in Roxbury (-8%) and Charlestown (-9%).

Table 8: Citywide Weighted Average Rents, FY2001 to FY2006 (One- to Three-Bedroom Units)

Year	Weighted Average Rent	Percent Change
FY2001	\$ 1,525	
FY2002	\$ 1,547	1.5%
FY2003	\$ 1,518	-1.9%
FY2004	\$ 1,521	0.2%
FY2005	\$ 1,446	-4.9%
FY2006	\$ 1,504	4.0%

# Real Estate Trends FY2006

**Table 9: Two-Bedroom Median Advertised Asking Rents and Number of Listings, FY2006<sup>1</sup>**

Neighborhood	Median FY05	Median FY06	Percent Change FY05 to FY06	FY05 Listings	FY06 Listings	Percent Change FY05 to FY06
Allston/Brighton	\$ 1,300	\$ 1,300	0.0%	328	134	-59.1%
Back Bay/Beacon Hill	\$ 2,250	\$ 2,500	11.1%	522	364	-30.3%
Central	\$ 2,200	\$ 2,400	9.1%	591	459	-22.3%
Charlestown	\$ 1,650	\$ 1,500	-9.1%	124	75	-39.5%
Dorchester	\$ 1,200	\$ 1,200	0.0%	123	83	-32.5%
East Boston	\$ 1,063	\$ 1,200	12.9%	34	15	-55.9%
Fenway/Kenmore	\$ 1,450	\$ 1,395	-3.8%	58	10	-82.8%
Hyde Park	\$ 1,150	\$ 1,175	2.2%	21	12	-42.9%
Jamaica Plain	\$ 1,350	\$ 1,400	3.7%	132	61	-53.8%
Mattapan	**	\$ 1,200	**	7	12	**
Roslindale	\$ 1,200	\$ 1,200	0.0%	64	26	-59.4%
Roxbury	\$ 1,250	\$ 1,150	-8.0%	28	10	-64.3%
South Boston	\$ 1,400	\$ 1,400	0.0%	88	77	-12.5%
South End	\$ 1,900	\$ 2,300	21.1%	73	43	-41.1%
West Roxbury	\$ 1,275	\$ 1,250	-2.0%	52	37	-28.8%
<b>Citywide</b>	<b>\$ 1,600</b>	<b>\$ 1,800</b>	<b>12.5%</b>	<b>2,245</b>	<b>1,418</b>	<b>-36.8%</b>

<sup>1</sup>Rental data are taken from classified listings in the Boston Globe on the first Sunday of each month. Rentals with utilities and parking are not included.

\*\* Insufficient data (less than 10 records) for calculating median or percent change.

**Table 10: Boston Foreclosure Deeds, FY1991 to FY2006**

Fiscal Year (June to July)	Foreclosure Deeds	Change from Previous Period	Percent of Sales Transactions
FY1991	676		19.8%
FY1992	1,392	105.9%	40.4%
FY1993	1,590	14.2%	42.6%
FY1994	1,287	-19.1%	24.9%
FY1995	869	-32.5%	15.1%
FY1996	575	-33.8%	9.2%
FY1997	419	-27.1%	6.7%
FY1998	245	-41.5%	3.6%
FY1999	177	-27.8%	2.2%
FY2000	150	-15.3%	1.8%
FY2001	47	-68.7%	0.6%
FY2002	35	-25.5%	0.5%
FY2003	29	-17.1%	0.4%
FY2004	43	48.3%	0.5%
FY2005	41	-4.7%	0.4%
FY2006	125	204.9%	1.2%

\*Sales of 1-, 2-, 3-family homes & condominiums. Original Data Source: The Warren Group (1990 to 2003) and Suffolk Registry of Deeds (2004 to 2006).

**Foreclosures** Foreclosures peaked at 1,590 in FY1993, and made up 43% of residential real estate transactions. A decade later (FY2003), there were only 29 foreclosures. This has changed dramatically, as there was a 205% increase in foreclosures from FY2005 to FY2006 (from 41 to 125).

The City of Boston is concerned about this increase, which can be attributed to an increase in sub-prime lending in Boston neighborhoods and the softening of the overall real estate market. As a result, the Department of Neighborhood Development is launching new foreclosure prevention initiatives.

As a part of this effort, the agency is closely monitoring foreclosure trends, which can be found with the other *Trends* reports at [www.cityofboston.gov/dnd/U1\\_Real\\_Estate\\_TRENDS.asp](http://www.cityofboston.gov/dnd/U1_Real_Estate_TRENDS.asp).